
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3203 Porter Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 26, 2012	<input checked="" type="checkbox"/> Alteration
Case Number:	12-111	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners David Tess and Marisa Gomez, with drawings prepared by Frederick Taylor, AIA, seek concept review for a one-story rear addition and side basement entrance to 3203 Porter Street, NW in the Cleveland Park Historic District.

Property Description

Designed by architect George T. Santmyers and constructed in 1926, 3203 Porter Street, NW is a semi-detached, brick residence that was built along with its adjoining mate at 3205. The house features a front porch and an enclosed sleeping porch at the rear. The house sits on a deep lot that terminates in a garage structure.

Proposal

The applicants propose to construct a one-story rear addition and add a side entrance to the existing basement level. Above the new side entrance, two windows in the enclosed sleeping porch would be reconfigured and replaced. The new addition, clad in hardiplank, would extend the width of the house and 10'-8" in total depth. The rear plane of the addition would include a setback of several feet, extending most of the width, in order to accommodate steps down to the yard. The steps would be covered by a projecting overhang in line with the overall depth.

Evaluation

The new addition, located at the rear of the property and largely screened from view by a side yard fence, will be minimally visible from Porter Street. Likewise, the new basement entrance at the side of the house and the change in window placement on the side elevation will be largely obscured by the fence and the significant setback from the street. The size of the addition is quite modest, especially when considered in context with the overall massing of the house. The use of hardiplank siding and multi-light windows is consistent with the character of the existing house, and the projecting overhang raises no preservation issues.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.